

JOSEPH S. WELTY, ASSIGNEE OF  
FARMERS AND MECHANICS NATIONAL  
BANK, MORTGAGEE OF ROBERT A.  
PERRYGO, RICHARD M. WINTERS,  
ROBERT D. OSBURN, JR., ROBERT  
D. OSBURN, JR., TRUSTEE FOR  
LAURA D. OSBURN, A MINOR, AND  
ZIMMERMAN DEVELOPMENT COMPANY,  
INC.

ON PETITION

\* NO. 34420 EQUITY  
\* IN THE CIRCUIT COURT  
\* FOR FREDERICK COUNTY  
\* MARYLAND  
\*  
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\* \* \* \* \*

# ACKNOWLEDGMENT OF PURCHASE

## **ASSIGNEE'S SALE OF VALUABLE, FEE SIMPLE, IMPROVED REAL ESTATE**

located in the Tuscarora Election District of a Frederick County, Maryland.

Under and by virtue of a power of sale contained in a mortgage from Robert A. Perrygo, Richard M. Winters, Robert D. Osburn, Jr., Robert D. Osburn, Jr., Trustees for Laura D. Osburn, a minor, and Zimmerman Development Company, Inc., a body corporate of the State of Maryland, unto Farmers and Mechanics National Bank dated May 7, 1982, said mortgage being recorded at Book 1170, page 723, one of the Land Records of Frederick County, with said mortgage being in default and having been assigned unto the undersigned assignee for foreclosure, the undersigned will offer for sale at public auction at the clock tower of the Frederick County Courthouse located at 100 West Patrick Street in Frederick City, Maryland, on:

**TUESDAY, OCTOBER 15, 1985**

**AT 10:00 A.M.**

all the following real estate and improvements being subject to the above mortgage:

PARCEL NO. II: All that piece or parcel of land situate, lying and being in the Tuscarora Election District No. 21, Frederick County, Maryland.

Beginning for the same at an iron pipe found, said northern boundary of the Young Development Co. Subdivision as recorded in Plat Book 19, plat 15, among the Plat Records of the aforementioned county; thence leave aforementioned right-of-way line and running with the northern boundary of said "Young Development Co." Subdivision the following two lines (8) North 65° 27' 31" East 308.47 feet to an iron pipe; thence (9) North 85° 55' 42" East 485.65 feet to an iron pipe; said iron pipe being at the northwest corner of the C. Burton Cannon Subdivision as recorded in Plat Book 16, plat 7, among the Plat Records of said county; thence running with the northern boundary of said subdivision (10) North 80° 11' 13" East 552.86 feet to the place of beginning, containing a computed area of 27.636 acres of land; SAVING AND EXCEPTING Lot 401, Lot 402, Lot 403 and 0.336 acre right of way dedication area, all as shown on a plat entitled "Combined Preliminary/Final Plat, Section IV — Lots 401, 402, 403, Wooded Acres", recorded among the Plat Records of Frederick County, Maryland, in Plat Book 26, page 25, said lots and right of way area containing in the aggregate 12.397 acres of land, more or less, the remaining land containing 15.239 acres, more or less.

BEING a part of that same real estate described in a deed dated October 15, 1979, from Robert A. Perrygo, et al., unto Robert A. Perrygo, Richard M. Winters, Robert D. Osburn, Jr., and Robert D. Osburn, Jr., Trustee for Laura D. Osburn, a minor, said deed being recorded at Liber 1129, folio 820, among the Land Records of Frederick County, Maryland.

The property to be foreclosed and described herein is unimproved land. The property is being sold "as is" and pursuant to the description contained in the aforesaid mortgage, deed and other land records, and the successful purchaser will be buying such property in total, regardless of deficiency or surplus in actual computed area.

AND ALSO BEING all that real estate (excluding dedicated area mentioned above) described in a deed from Richard M. Winters, et al., unto Robert A. Perrygo, dated October 9, 1984, and recorded at Book 1264, folio 223, among the Land Records of Frederick County, Maryland.

TERMS OF SALE: A deposit of \$5,000.00 of the sale price will be required of the purchaser at the time and place of sale in the form of cashier's, certified or other check acceptable to Assignee, payable or endorsed to the Assignee. The balance of the purchase price (unless extended in the sole discretion of the Assignee) shall be paid within 15 business days of the ratification of the sale by the Circuit Court for Frederick County, Maryland, with interest to be paid on the unpaid balance of the Assignee or auctioneer.

**JOSEPH S. WELTY**

Assignee

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Frederick, Maryland 21701  
662-5155

JOHN W. CHILLAS,  
Attorney for Assignee  
117 West Patrick Street  
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662-5155

DELBERT NULL, Auctioneer  
147 West Patrick Street  
Frederick, Maryland 21701  
662-6161